



# BALT. AVE BEACH PATROL & COMFORT STATION

BOARD OF COMMISSIONERS UPDATE – JANUARY 17, 2025



# Communications & Site Safety




- Communication Update
  - The City has worked closely with the neighboring properties.
  - Property owners and their representatives have attended most of the bi-weekly construction progress meetings.
  - On-going communication regarding upcoming activities and potential impacts.
- Safety Performance Update
  - The general contractor has had no safety-related incidents on the project site at this time.

















# Schedule Progress Trend

GC Master Schedule Update	GC Completion Date	Remaining Schedule Contingency	Completion Date
November 17, 2023	February 14, 2025	12 weeks	May 16, 2025
June 28, 2024	March 19, 2025	8 weeks	May 16, 2025
October 23, 2024	March 20, 2025	8 weeks	May 16, 2025
January 09, 2025	April 11, 2025	5 weeks	May 16, 2025

- Original completion date is not currently at risk.

# Tracking Project Milestones

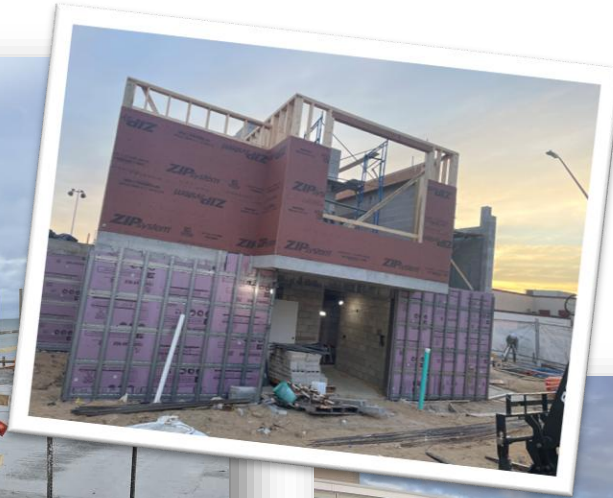
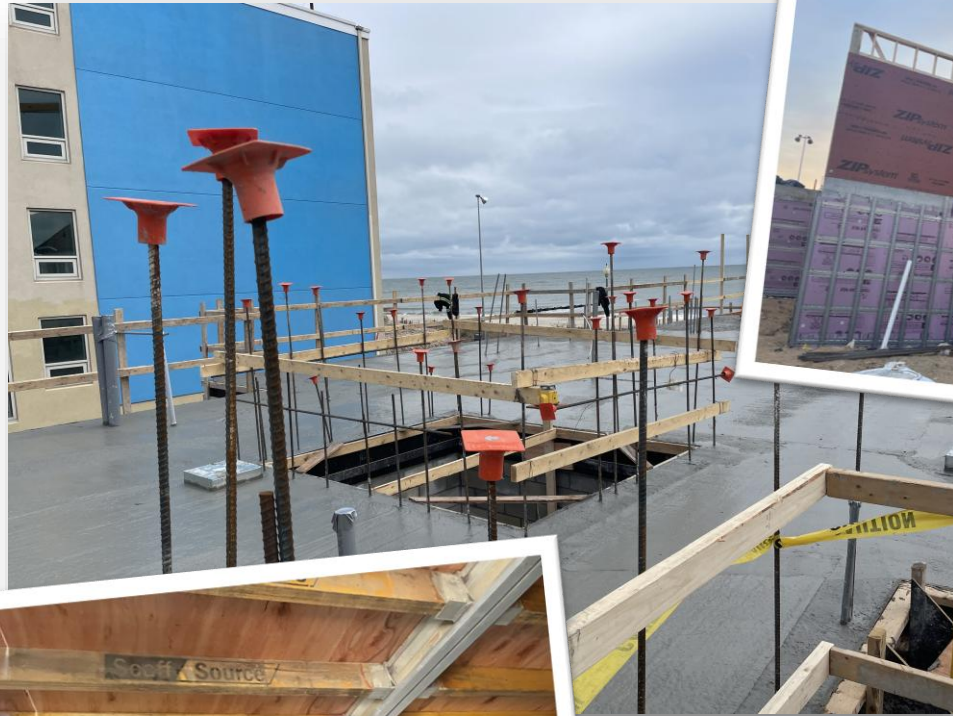
-  Originally Projected
-  Actual Completion
-  Future Projected

ITEM	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE
2nd Floor Slab Pour <del>12.01.24</del> 11.21.24										
2nd Floor Exterior Framing and Sheathing <del>12.31.24</del> 01.10.25										
Permanent Power Available <del>12.31.24</del> 01.21.25										
Roof Framing Complete 01.15.25										
2nd Floor Weather Barrier 02.15.25										
Building Envelope Weathertight 03.01.25										
Building Facade Complete 03.15.25										
Building Finishes Complete 03.31.25										
Sitework Substantially Complete 04.11.25										
HVAC/Equipment Startup 04.15.25										
Punchlist Walkthrough 04.28.25										
Final Inspections Begin 05.01.25										
City/Beach Patrol Move-In 05.10.25										

# Progress Photos



# Progress Photos (cont.)



# Progress Photos (cont.)



# Recently Approved GC Change Orders

- Change Order 18 & 19
  - City request. Additional banners on the project perimeter fencing to improve communication to the public.
  - Add \$1,989.00 (18) \$693.00 (19), Approved 12/04/2024
- Change Order 20
  - Unforeseen condition. Permanent form material was required in lieu of temporary/reusable forms on the back side of east grade beam without disruption to boardwalk.
  - Add \$2,538.00, Approved 01/07/2025
- Change Order 22
  - Design change. Additional trench Drains were added to the stormwater system to protect ground level spaces from rainwater infiltration.
  - Add \$30,700.00, Approved 12/18/2024



# Recently Approved GC Change Orders (cont).

- Change Order 23
  - Design change. Improvements to the detailing of concrete reinforcement at stormwater pipe penetration through sheet pile, per ASI #5.
  - Add \$6,566.00, Approved 12/18/2024
- Change Order 24
  - Unforeseen condition. Existing sewer line serving was in conflict with the proposed elevation of a proposed footer on the southwest corner of the site and had to be re-routed.
  - Add \$7,434.00, Approved 12/18/2024
- Change Order 25
  - Design change. Revisions to address removal and replacement of an existing ramp and planter wall for proper tie into the existing curb, per RFI #46.
  - Add \$9,931.00, Approved 12/18/2024

# Pending GC Change Orders

- Potential Change Order 12
  - Soil spoils removal as required by DNREC.
- Potential Change Order 21
  - Demolish underground conduit uncovered during transformer relocation, as required by Delmarva Power.

# Previously Approved GC Change Orders

- Change Orders 1, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17 were previously approved by CORB and presented to the Commissioners in prior updates.
- Note: Potential Change Orders 2, 3, 26 will not be approved contract change orders.

# General Contract Status

- Original Contract Total: \$4,897,000
  - Owner Contingencies \$250,000
  - Owner Allowances \$60,000
  - Security/IT Allowance: \$135,000
- Current Contract Total: \$5,649,977
  - Owner Contingencies Remaining: \$201,449
  - Owner Allowances Remaining: \$48,539.00
  - Security/IT Allowance Remaining: \$0.00



# "Topping Off" Ceremony

- Commissioners, City Staff, and Patrol Alumni have had a chance to sign the sheathing that will be placed on the west side of the building.
- Topping Off Ceremony is targeted for next week (week of 1/20), actual date was pending City availability at the time this document was prepared.



# THANK YOU!

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